

STAFFORD COUNTY SCHOOL BOARD

Agenda Consideration

TOPIC: Award of Contract:
MS2008 (Widewater)

ITEM NO: 4

PREPARED BY: Rob Adams,
Asst. Director
Planning & Construction

MEETING: July 19, 2006
July 11, 2006
June 20, 2006
May 23, 2006

ACTION DATE: July 19, 2006

Scott Horan,
Executive Director
Planning & Construction

Andre' A. Nougaret,
Assistant Superintendent
for Support Services

ACTION REQUESTED BY THE SUPERINTENDENT: That the School Board approve the award of a construction contract in the amount of \$26,708K to Scheibel Construction of 115 Prospect Drive, Huntingtown, Maryland 20639 for the construction of Middle School 2008 located in the Widewater area of the County.

KEY POINTS:

1. MS2008 will provide a new 1100-student middle school on a 22-acre proffered land site located off of Telegraph Road in the Widewater area of the County. School Board approved the use of the SCPS middle school prototype designed by Moseley Architects for MS2008. This design has been successfully used four (4) previous times in Stafford County (HHPMS, RTMS, GMS and DSMS). The project will have a performance period of roughly 23 months and has a substantial completion date of June 3, 2008.
2. Staff initiated the design effort in August 2004 in-conjunction with DSMS. Design on MS2008 was put on hold when funding for the effort was delayed. Design efforts resumed in August 2005. The design team includes Moseley Architects, Hanover (Mechanical/Electrical/Plumbing/Structural) and PHR&A (Civil). Triad Engineering has been contracted to perform the independent, third party inspection and materials testing for the project.
3. The 22-acre site, while not ideal due to size, is in a good location for MS2008. Staff and the design team made several concessions during the design process that reduced program requirements and added some expense to the project. Most notable was the reduction in field space (soccer/baseball field and tennis courts) and the location of storm water management retention area underground (under field space).
4. On March 26, 2006 the project was advertised for bid. On April 12, 2006 a pre-bid conference was held. Seven (7) general contractors either attended or requested bid documents.
5. On May 25, 2006 bids were opened. Three bidders provided full scope bids on the project. All three bidders cost proposals were extremely close. The low bidder is Scheibel

Construction from Huntingtown, Maryland with a base bid of \$26,149K and an alternative bid item bid of \$559K (Forum). Staff and our Architect have reviewed the bid and contacted several references in other school districts. Scheibel's bid appears to be responsible and responsive and staff has received favorable feedback from all references. The following is a comparison of the base bid cost and architect's estimate:

<u>ITEM</u>	<u>LOW BID</u>	<u>ARCHITECT ESTIMATE</u>
a. Site	\$ 5,400K	\$ 3,930K
b. Building	*\$20,749K	\$21,479K
c. Total	\$26,149K	\$25,409K

* Building cost equates to \$145.9/sf

6. One (1) alternative bid item was bid along with the base bid. The following is the cost:

<u>ITEM</u>	<u>LOW BID</u>	<u>ARCHITECT ESTIMATE</u>
a. Forum (Chorus/Music Studio)	\$559K	\$500K

7. On June 20, 2006 staff presented this agenda item to the School Board for approval. The School Board elected to defer action until the July 11, 2006 School Board meeting. The School Board also requested staff contact all bidders and request a voluntary extension to their bids past the 45-day requirement. The low bidder extended his bid until July 18, 2006. The low bidder also extended the alternate bid item (Forum) until August 31, 2006 (See Attachment #1).

8. Funding for this project was identified in the FY06–11 & FY07-12 CIPs and construction funds were included in the FY06 Spring VPSA Bond Sale. The budgeted programming cost estimate for MS2008 construction is \$28,300K. The entire CIP amount is \$33,636K.

9. The following is a chronological re-cap of key dates/meetings where action was planned or taken on MS2008 funding/approval

- FY04-09 CIP (included MS2008)	Approved	2/11/03
- FY05-10 CIP (included MS2008 as MS2005)	Approved	8/26/03
- FY06-11 CIP (included MS2008 as MS2006)	Approved	9/14/04
- FY07-12 CIP (included MS2008)	Approved	2/14/06
- VPSA FY06 Spring Bond Sale (included \$10.7M For MS2008)	Approved	2/28/06
- Budget/CIP Work Session (MS2008 discussed)		3/08/06
- Budget/CIP Work Session (MS2008 discussed)		3/16/06
- FY07-12 CIP Priorities (included MS2008 as #1 Priority Project while not "numbered" as such – See Attachment #2).	Approved	3/16/06

10. The following information is cost data from VA DOE on other middle schools that have

been placed under contract in the last 24 months:

<u>SCHOOL</u>	<u>SITE</u>	<u>BUILDING</u>	<u>BUILDING COST/SF</u>
Dixon-Smith MS (Stafford)	\$5,615K	\$19,477K	\$136.92
Green (Prince William)	\$6,812K	\$18,168K	\$133.65
Wright (Spotsylvania)	\$3,000K	\$18,150K	\$142.91
East Area (Henrico)	\$3,177K	\$16,888K	\$143.38
Loudoun Valley (Loudoun)	\$1,800K	\$24,351K	\$144.72
MS2008 (Stafford)	\$5,400K	\$20,749K	\$145.89

11. At the July 11, 2006 School Board Meeting, the School Board elected not to award the contract to construct Middle School 2008 contingent upon the clear and unequivocal approval of the Board of Supervisors. The School Board asked that a letter be drafted to the Board of Supervisors soliciting their clear direction.

12. Staff was asked to contact the low bidder and request another voluntary extension to their bid through the end of July. In a letter dated July 13, 2006 (Attachment #3), an extension was granted until July 21, 2006 only.

13. Chairman Sullivan drafted a letter to the Board of Supervisors (See Attachment #4) and along with staff delivered the letter to the Board of Supervisors during a work session held on July 13, 2006. It was indicated that clear direction regarding 2008 school construction projects would be given at the Board of Supervisors' next regularly scheduled meeting on July 18, 2006. Accordingly, a special-called School Board meeting has been scheduled for July 16, 2006.

14. If approved by the School Board staff plans to award the contract and issue a notice to proceed in July 2006.

SCHOOL BOARD GOAL: #5 – Provide facilities that promote student learning and community support.

#7 – Provide school environments where teachers are safe to teach and students are safe to learn.

FUNDING SOURCE: VPSA – MS2008 (Widewater)

AUTHORIZATION REFERENCE: Stafford County School Board Policy 4-12
February 2006 Stafford County School Board Policy 4-29
FY06-11 & FY07-12 CIP